034.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	471,600 / 471,600
					USE VALUE:	471,600 / 471,600
					ASSESSED:	471,600 / 471,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		FREMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KRAMER KAREN
Owner 2:	
Owner 3:	
Street 1:	63 FREMONT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLEY LEAH -
Owner 2:	-
Street 1:	63 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .083 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3629.000	133,100		338,500	471,600
Total Card	0.083	133,100		338,500	471,600
Total Parcel	0.083	133,100		338,500	471,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 595.45 | /Parcel: 595.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 23183

GIS Ref

GIS Ref

Insp Date 12/06/18

!2757!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	133,100	0	3,629.	338,500	471,600		Year end	12/23/2021
2021	101	FV	133,100	0	3,629.	338,500	471,600		Year End Roll	12/10/2020
2020	101	FV	133,400	0	3,629.	338,500	471,900	471,900	Year End Roll	12/18/2019
2019	101	FV	106,900	0	3,629.	306,700	413,600	413,600	Year End Roll	1/3/2019
2018	101	FV	106,900	0	3,629.	290,900	397,800	397,800	Year End Roll	12/20/2017
2017	101	FV	106,900	0	3,629.	253,900	360,800	360,800	Year End Roll	1/3/2017
2016	101	FV	106,900	0	3,629.	216,800	323,700	323,700	Year End	1/4/2016
2015	101	FV	86,300	0	3,629.	201,000	287,300	287,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:59:30

LAST REV

Date	Time
05/14/19	14:04:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2757

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLEY LEAH	50404-291		11/29/2007		292,000	No	No		
PENNEY ANN A	47887-423		7/28/2006		263,800	No	No		
	16062-58		3/1/1985		99	No	No		A

USER DEFINED

Prior Id # 1:	23183
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/6/2018	MEAS&NOTICE	CC	Chris C
2/10/2009	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
10/30/2006	MLS	MM	Mary M
2/22/2000	Mailer Sent		
2/17/2000	Measured	270	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3629		Sq. Ft.	Site		0	64.	1.46	3									338,476						338,500	

Total AC/HA: 0.08331 | Total SF/SM: 3629 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 338,476 | Spl Credit | Total: 338,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92999452
Adj $ / SQ:	125.549
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	180908
Depreciation:	47760
Depreciated Total:	133148

COMMENTS

COMMON WALL PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

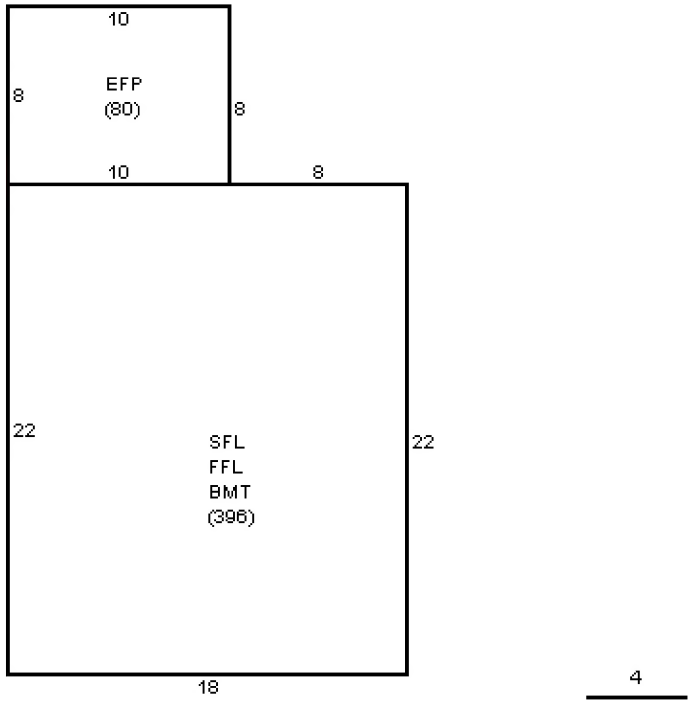
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.55
Special Features:	0	Val/Su Net:	104.97
Final Total:	133100	Val/Su SzAd	168.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.660	14,915
FFL	First Floor	396	125.550	49,718
SFL	Second Floor	396	125.550	49,718
EFP	Enclos Porch	80	56.970	4,557

Net Sketched Area:	1,268			Total:	118,908
Size Ad	792	Gross Area	1268	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

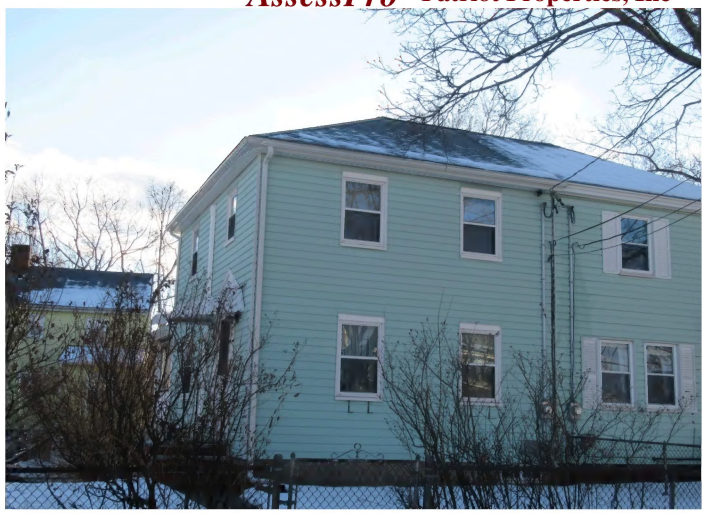
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

034.0-0001-0002.0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Featues:		Total:	